




VILLAGE OF OAK BROOK

Village Board Transmittal Memorandum

DATE: October 20, 2009

SUBJECT: Department of Community Development Report – Third Quarter 2009

FROM: Robert L. Kallien, Jr., Director of Community Development 

Third Quarter Summary – Residential

- Permits for six (6) new homes and 87 residential alterations were issued.
- Two (2) residential demolition permits were issued.

Third Quarter Summary – Commercial

- 72 permits were issued in the quarter for commercial building alterations.
- One (1) commercial permit was issued for new construction (Gibsons Restaurant located at 2105 Spring Road).

Third Quarter Summary – General

- 168 permits were issued, which represents a 24 percent decrease over 3rd quarter 2008 figures.
- 625 building inspections were conducted by Community Development Building Inspectors, which represents a **21 percent increase** over 3rd quarter 2008 figures.
- The estimated value of all new construction was \$20,492,634 which represents a **15 percent increase** over 3rd quarter 2008 figures.
- Building permit fees collected totaled \$277,506 which represents a **10 percent increase** over 3rd quarter 2008 figures.

Third Quarter Summary – Board and Commission Activities

- Variation – McDonald's Corporation – 2111 McDonald's Drive – Zoning Board of Appeals completed the public hearing on several requests to permit the construction of additional parking in front of their building facing 22nd Street.
- Variation – Groth – 44 Windsor Drive – Zoning Board of Appeals completed the public hearing on a request to allow the installation of driveway gates on a property with less than two acres.

- Text Amendment – Village of Oak Brook – Study and Review to develop proposed text amendments to accommodate senior housing, town homes and multi-family residential development. The Plan Commission completed its review and the Zoning Board of Appeals conducted the public hearing at its October 6, 2009 meeting.
- Text Amendment – NAI Hiffman on behalf of the Oak Brook Promenade – Both the Plan Commission and Zoning Board of Appeals completed their review on a request to include Commercial Schools as a permitted use in the B-1 District.
- Text Amendment – NAI Hiffman on behalf of the Oak Brook Promenade – The Plan Commission initiated and continues its review on the request to include farmers markets in the B Districts.
- Text Amendment – Village of Oak Brook – Amendment to the Planned Development Regulations – The Plan Commission completed its review and the Zoning Board of Appeals conducted the public hearing at its October 6, 2009 meeting.
- Map Amendment – Village of Oak Brook – Map Amendment to identify the Planned Development Overlay District on the Village Map – The Plan Commission Plan Commission completed its review and the Zoning Board of Appeals conducted the public hearing at its October 6, 2009 meeting.
- Map Amendment – Text Amendment – Special Use – York Road Development Partners, LLC – 1800, 1802 and 1806 York Road – The Plan Commission initiated and continues its review of multiple requests to rezone the parcels to O-4; to amend the O-4 District to include Medical Offices as a Special Use and for Special Use approval to construct a medical office building on the parcels.
- Appeal – Zubi – 3719 Madison – The Zoning Board of Appeals opened the public hearing on an appeal of the Code Enforcement Officer's decision related to a fence. At the applicant's request, the matter was continued to the November 3, 2009 meeting.

Projects Under Construction/Review/Discussion

- Staff has attended a number of meetings to discuss a wide range of issues and projects to include: Costco traffic signal, Drake Hotel, proposed sign code amendments, York Road properties project, and code enforcement issues.

Attachments

VILLAGE OF OAK BROOK QUARTERLY REPORT

Department: Community Development
Activity: Building Construction

3rd Quarter, 2009

<i>Number of Permits</i>	<i>3rd Qtr 2009</i>	<i>3rd Qtr 2008</i>	<i>% Change</i>	<i>YTD 2009</i>	<i>YTD 2008</i>	<i>% Change</i>
New Home Permits	6	4	50%	13	9	44%
Residential Alterations	89	88	1%	205	204	.50%
New Commercial Permits	1	0	100%	3	1	200%
Commercial Alterations	72	128	-44%	229	350	-35%
Total Number of Permits	168	220	-24%	451	564	-20%
Total Inspections***	625	516	21%	1544	1344	15%
Estimated Construction Value	\$20,492,634	\$17,795,824	15%	\$42,942,823	\$49,444,294	-13%
Total Fees Collected	\$277,506	\$251,754	10%	\$596,328	\$630,848	-5%

NEW RESIDENTIAL DEVELOPMENT					
2009					
MONTH	CONSTRUCTION VALUE	PERMITS ISSUED	HOUSE DEMOLITIONS	NEW HOMES/ TEARDOWNS	NEW HOMES/ VACANT LAND
JULY	\$1,000,000.00	1	0	1	0
AUGUST	\$2,650,000.00	5	2	2	1
SEPTEMBER	\$1,905,000.00	2	0	1	1
TOTAL	\$5,555,000.00	8	2	4	2

* Not included in total

** Data not available at time of report

*** New Data